098.0	0006	0005.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	856,200 / 856,200
					USE VALUE:	856,200 / 856,200
					ASSESSED:	856,200 / 856,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
39		FROST ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SANTOS MANUEL C
Owner 2:	
Owner 3:	
Street 1:	39 FROST STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	SANTOS MANUEL C--ETAL -
Owner 2:	SANTOS ADALGISA C -
Street 1:	39 FROST STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 11,007 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1950, having primarily Clapboard Exterior and 2179 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	11007.000	331,000		525,200	856,200
Total Card	0.253	331,000		525,200	856,200
Total Parcel	0.253	331,000		525,200	856,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 392.95 | /Parcel: 392.9

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 64049

GIS Ref

GIS Ref

Insp Date 10/18/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 098.0-0006-0005.0

!7981!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	331,000	0	11,007.	525,100	856,100	856,100	Year End Roll	12/18/2019
2019	101	FV	261,200	0	11,007.	525,100	786,300	786,300	Year End Roll	1/3/2019
2018	101	FV	261,200	0	11,007.	450,100	711,300	711,300	Year End Roll	12/20/2017
2017	101	FV	261,200	0	11,007.	420,100	681,300	681,300	Year End Roll	1/3/2017
2016	101	FV	261,200	0	11,007.	360,100	621,300	621,300	Year End	1/4/2016
2015	101	FV	259,900	0	11,007.	322,600	582,500	582,500	Year End Roll	12/11/2014
2014	101	FV	259,900	0	11,007.	298,600	558,500	558,500	Year End Roll	12/16/2013
2013	101	FV	259,900	0	11,007.	284,700	544,600	544,600		12/13/2012

PRINT

Date	Time
12/10/20	22:34:33

LAST REV

Date	Time
05/07/19	15:13:58

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 7981

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SANTOS MANUEL C	1465-42		12/23/2014	Convenience	1	No	No		
	1041-92		3/1/1988		305,000	No	No		Y

USER DEFINED

Prior Id # 1:	64049
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/16/2003	463	Re-Roof	7,500					

ACTIVITY INFORMATION

Date	Result	By	Name
10/18/2018	MEAS&NOTICE	BS	Barbara S
1/24/2009	Meas/Inspect	197	PATRIOT
10/19/1999	Meas/Inspect	263	PATRIOT
10/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		11007		Sq. Ft.	Site		0	70.	0.68	4									525,151						525,200	

Total AC/HA: 0.25269 | Total SF/SM: 11007 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 525,151 | Spl Credit | Total: 525,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:	26 - Wood	20	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	RED		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1950	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G5	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.30055761
Const Adj.:	0.99989998
Adj $ / SQ:	123.541
Other Features:	92000
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	406606
Depreciation:	75629
Depreciated Total:	330977

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	6	BRs:	3	Baths:	1	HB					

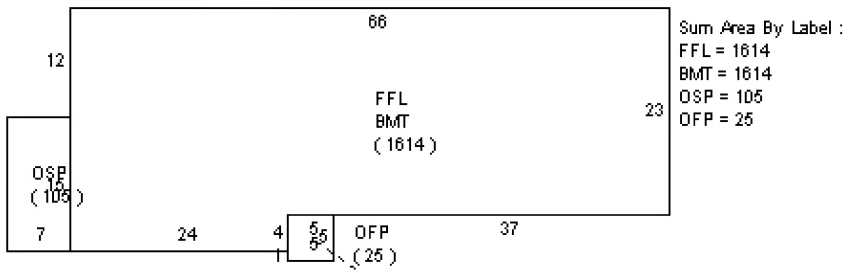
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,614	45.490	73,427
FFL	First Floor	1,614	123.540	199,395
OSP	Screen Porch	105	35.430	3,720
OFP	Open Porch	25	44.000	1,100
	Net Sketched Area:	3,358	Total:	277,642
Size Ad	1614	Gross Are	3358	FinArea 2179

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	35	C	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv$/SQ:		AvRate:		Ind.Val

Juris. Factor:	1.00	Before Depr:	135.89
Special Features:	0	Val/Su Net:	98.57
Final Total:	331000	Val/Su SzAd	205.08

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 098.0-0006-0005.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	